

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
MARCH 10, 2014**

The regularly scheduled Planning Commission meeting of North Lebanon Township was held at the North Lebanon Township Municipal Building, at 725 Kimmerlings Road, Lebanon PA, at 7:00 PM. The following Commission members were present:

Darlene Martin	Chairperson
William Smeltzer	Vice - Chairman
William Tice	Member
Charles Allwein, Sr	Member
Kevin M George	Member
Cheri Grumbine	Twp Manager

Also in attendance at this meeting was Michael Swank, of Steckbeck Engineering/Surveying, as well as several other individuals.

The Pledge of Allegiance was recited.

MEETING MINUTES

MOTION was made and seconded to approve the February 10, 2014 meeting minutes. Motion unanimously carried.

PUBLIC COMMENTS

The public offered no comments this evening.

ACTIVE PLANS/PLANNING MODULES FOR REVIEW & RECOMMENDATION TO BOARD

A.) Margaret L. Fortna Lot Addition Plan

Date Submitted: 1/17/2014

Location/Zoned: Weavertown Rd/RR

This plan shows a lot addition being annexed to the Fortna property from lands owned by the Township. The plan will correct an existing situation created by a previous install of a pool deck and fencing. The Commission agreed they had discussed this plan at their previous meetings. Mgr Grumbine told the Commission an approval of the Planning Module Waiver and Non-building Declaration as submitted will also be needed.

MOTION was made and seconded to approve the Margaret Fortna Planning Module Waiver and Non-Building Declaration. Motion unanimously carried.

MOTION was made and seconded to recommend approval of the Margaret Fortna Lot Addition Plan. Motion unanimously carried.

B.) MGD Tractor Land Dev Plan

Date Submitted: 11/08/2013

Location/ Zoned: E Cumberland St/ C2A/I

Mike Swank of SESI was present to discuss the MGD Tractor Land Dev Plan. This plan had been discussed at previous meetings as onlot sewer was approved by our Municipal Authority. Lebanon County Planning Dept has submitted a letter recommending approval of this plan. The sewage Planning Module has also been provided for approval.

MGD Tractor Land Dev Plan (con't)

A letter from the NLT Municipal Authority had been received explaining the sewer planning for this property. The letter specifies connection to public sewer of the MGD property should the Industrial property located to the west ever be developed and public gravity sewer be installed. Should the Industrial site be developed, then public sewer would be located within 500 ft of the MGD property. A lengthy conversation had taken place at the last Commission meeting regarding the onlot system approved for the MGD property. Member Smeltzer said he understands the thought process of the Municipal Authority. His concern is that this requirement not be forgotten should the Industrial property be developed in the future. Mgr Grumbine reminded him the Municipal Authority is responsible for the enforcement of the sewer mandates and connections.

The screen buffers was another issue the Commission had discussed at length. The plan shows screening to the west side of the property, between the property and the road and also some of the adjacent properties. Member Tice questioned the PADOT permit. Mike Swank stated the permit is anticipated to be received any day and is mentioned in the LCPD letter.

MOTION was made and seconded to recommend approval of the MGD Tractor Land Dev Plan contingent on receiving the PaDot permit. Also being approved is the Planning Module for the MGD Land Dev Plan. Motion unanimously carried.

C.) Larry Martin Land Dev Plan

Date Submitted: 12/23/2013

Location/Zoned: Morrissey Dr / AG

Mgr Grumbine stated she had received a letter from County Planning dated for today recommending approval of this plan showing an existing operation expanding to 3 poultry barns, a utility shed, mortality compost, equipment storage and stormwater facilities. Member Allwein stated the Commission has discussed this plan several times and all issues seem to have been answered. Member Smeltzer voiced agreement that the issues have been addressed.

MOTION was made and seconded to recommend approval of the Land Dev Plan for Larry Martin. Motion unanimously carried.

PLANS ON HOLD WITH LCPD**A.) Joseph John Pennsylvania Realty LLC (Always Bagels) Final Subd/ Land Dev Phase II & III**

Location/Zoned: Lebanon Rails Business Park

There is nothing new to report as far as the review and/or comments for this plan.

RECEIVING NEW PLANS

There are no new plans to present tonight.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS**A.) Ord 1-2014 – Adoption of LCPD SALDO & Stormwater Ord for NLT**

The County Commissioners had adopted the Stormwater Ord for the County during their December 5, 2013 meeting. They had also approved the Subdivision and Land Development Ordinances for the County during that same meeting. Due to the MS4 requirements it was decided to adopt this County Ordinance prior to the misc Twp Ordinances that are being updated.

Ord 1-2014 (con't)

The Board of Supervisors will be holding a Public Hearing at their Monday (3-17-14) night meeting. As a formality, the Planning Commission is being asked to recommend adoption of NL Twp Ord 1-2014.

MOTION was made and seconded to recommend adoption of NL Twp Ord 1-2014 regarding the County SALDO and Stormwater Ordinance. Motion unanimously carried.

B.) Ord 2-2014 – Proposed Misc Ord Updates

Mgr Grumbine explained this Ordinance will update several of the Twp's existing ordinances. The Planning Commission had been sent an email draft of the Ordinance to review. Starting with Chapter 27, which is zoning issues, the Planning Comm should review the information and will be asked to make a recommendation to the Board of Supervisors. This Ordinance has not been scheduled for a Public Hearing at this time. The section on the Ag and Intensive Ag district contain the most revisions. The Twp ordinance is trying to mirror any State and Federal requirements which always supersede local ordinances.

Mgr Grumbine provided a copy of a letter dated July 6, 2011 from the Office of the Attorney General provided by Sol Wolf. This letter outlines problems with an existing ordinance for another municipality in Lebanon County and provides background information regarding various changes he made to our Ag District ordinance pertaining to CAO's and CAFO's.

Mgr Grumbine asked the Commission to review the information. If anyone has any questions or comments they should email or phone her to discuss.

With no further business to discuss, the meeting was unanimously adjourned.

Respectfully Submitted,

Theresa L. George
Recording Secretary